

MINUTES
MOORE COUNTY PLANNING BOARD
THURSDAY, JANUARY 6, 2022, 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd FLOOR

Board Members Present:

Joe Garrison (Chairman), John Cook, John McLaughlin, Jeffrey Gilbert, Bobby Hyman, Tucker McKenzie, Farrah Newman, Amy Lynn

Board Members Absent:

None

Staff Present:

Debra Ensminger, Planning Director; Stephanie Cormack, Admin Officer; Betty Lynd, Senior Planner; Jaimie Walters, Senior Planner; Tron Ross, Associate County Attorney

CALL TO ORDER

Chairman Joe Garrison called the meeting to order at 6:00 pm.

INVOCATION

Chairman Farrah Newman offered the invocation.

PLEDGE OF ALLEGIANCE

Chairman Joe Garrison led in citing of the Pledge of Allegiance.

MISSION STATEMENT

Board Member Tucker McKenzie read the Moore County Mission Statement.

PUBLIC COMMENT PERIOD

The following individuals signed up to speak during the public comment period.

- Nick LaSala Jr.; 975 Cranes Creek Rd. Cameron NC. See attached Exhibit A of Mr. LaSala comments for record.

APPROVAL OF THE CONSENT AGENDA

- A. Approval of Meeting Agenda
- B. Approval of Minutes of December 2, 2021
- C. Consideration of Abstentions

Board Member Jeffery Gilbert requested amendment to the minutes under election to vice chair to change his place of employment from EP Industries to PPG Industries. Board Member Jeffery Gilbert made a motion for approval of the consent agenda as per the recommend modification and approval of the minutes of December 2, 2021, meeting. Vice Chair Bobby Hyman seconded the motion and the motion passed unanimously 8-0.

PUBLIC HEARING

Public Hearing #1 – General use Rezoning Request: Neighborhood Business (B-1) & Rural Agricultural (RA) to Rural Agricultural (RA) – Providence Chapel Rd – Betty Lynd

Senior Planner Betty Lynd presented a request by Brian Adam Johnson is requesting a General Use Rezoning from Neighborhood Business (B-1) & Rural Agricultural (RA) to Rural Agricultural (RA) of one parcel of approximately 58.69 acres located at 246 Providence Chapel Road, owned by Brian Adam Johnson, per Deed Book 4996 Page 477 and further described as ParID 00007399 in Moore County Tax Records.

Mrs. Lynd went over the items within the packet regarding the request.

With no further questions from the board, Chairman Garrison opened the Public Hearing.

The following have signed up to speak during the Public Hearing.

- Brian Adam Johnson; 327 East Second St. Silver City, NC

Mr. Johnson is the current landowner of the property who has future intentions to build a house as he conducts a lot of business within Moore County and would like to live closer to the county.

With no further discussion or public comment Chairman Garrison closed the Public Hearing.

With no further comments Board Member Amy Lynn made a motion to approve the attached Moore County Planning Board Land Use Plan Consistency Statement and authorize its chairman to execute the document as required by North Carolina General Statute 160D-604. The motion was seconded by Vice Chair Bobby Hyman; the motion passed unanimously 8-0.

Board Member Amy Lynn made a motion to recommend approval to the Moore County Board of Commissioners of the General Use Rezoning from Neighborhood Business (B-1) & Rural Agricultural (RA) to Rural Agricultural (RA) of one parcel of approximately 58.69 acres located at 246 Providence Chapel Rd, owned by Brian Adam Johnson, per Deed Book 4996 Page 477 and further described as ParID 00007399 in Moore County Tax Records; The motion was seconded by Board Member Bobby Hyman; the motion passed unanimously 8-0.

PUBLIC HEARING

Public Hearing #2 – Conditional Rezoning Request: Residential and Agricultural-40 (RA-40) & Highway Commercial (B-2) to Highway Commercial Conditional Zoning (B-2/CZ) – US 15/501 Highway – Jaimie Walters

Senior Planner Jaimie Walters presented a request by Jeff Tucker, Vice-President of JT & JR, Inc., is requesting a Conditional Rezoning from Residential and Agricultural-40 (RA-40) & Highway Commercial (B-2) to Highway Commercial Conditional Zoning (B-2/CZ) to construct a building and storage yard for a Contractor Office on an approximately 4.76-acre portion of two parcels of approximately 14.07 acres located on US Highway 15/501, owned by JT & JR., Inc., per Deed Book 5446 Page 365 and further described as ParID 00014913 and 00016274 in Moore County Tax records.

Mrs. Walters went over the items within the packet regarding the request.

With no further questions from the board, Chairman Garrison opened the Public Hearing.

Chairman Garrison inquired if there were any comments from the surrounding municipalities as the property is located fairly close to these areas.

Mrs. Walters explained there was a community meeting held and the Village of Pinehurst staff were the only municipality in attendance and had no issues with the zoning request.

Chairman Garrison inquired if the adjacent property within the Pinehurst zoning is similar to the requested rezoning request.

Mrs. Walters explained the adjacent zoning designation was more office professional which is different than the requested rezoning.

Board Member Gilbert requested further clarification on the conditions the applicant is adding to the property.

Mrs. Walters explained the property is located within the Highway Overlay District therefore any rezoning request would need to have a conditional zoning designation. The only condition the applicant is requesting is to construct a building with a storage yard for a contractor office. The applicant would need to provide a site-specific plan to be reviewed by staff to ensure all criteria is met.

The following has signed up to speak during the Public Hearing.

- Tim Carpenter, LKC Engineering 140 Aqua Shed Ct. Aberdeen, NC representing the applicant.

Mr. Carpenter reiterated to the board the adjacent properties and their zoning designations as mentioned by Mrs. Walters in her presentation. He also pointed out that a portion of the property does have wetlands located on it which will remain undeveloped. Mr. Carpenter provided the board a couple of pictures showing street views see (Exhibit B) of the property. He also explained the property would be used to operate the construction company and not a retail business.

Chairman Garrison asked Mr. Carpenter what the total amount of square footage was located on the road.

Mr. Carpenter explained the total road frontage is approximately 1400 sf however, the area to be developed would only be approximately 530 sf of road frontage with two (2) driveway accesses. The applicant is expected to have approximately 10 employees, the site does have water access and will be utilizing Moore County utilities with the exception of public sewer. Mr. Tucker is a licensed septic contractor and would need to install a septic tank for sewer.

Board member Lynn asked why the applicant would not connect to a public sewer system.

Mr. Carpenter explained public sewer was not available at this time in the area.

- Pauline Ross, 311 Pinehill Rd. Eastwood Community; representative for the people in the surrounding areas.

Ms. Ross does not live in the area however has been asked to speak on behalf of the surrounding landowners. The surrounding landowners would like more time to ask questions about the proposed use prior to the board deciding on this item.

Chairman Garrison asked staff to go over the process for items that come before the board for consideration.

Mrs. Walters explained before a project can come before the board the applicant would submit a request to the Planning department for review, once reviewed a community meeting would be held, public notice letters are sent to adjoining property owners, property is posted with a land use decision sign and advertised two (2) consecutive weeks in the local paper. The request is then brought before the Planning Board which is an advisory board to the Board of County Commissioners. After being heard by the Planning Board public notice letters are sent to adjoining property owners, property is posted with a land decision sign and advertised two (2) consecutive weeks in the local paper for the upcoming Board of County Commissioner meeting.

Chairman Garrison reiterated the Board of County Commissioners will hold a Public Hearing to make the final decision on February 15, 2022.

The applicant Tim Carpenter offered to provide anyone interested in additional information.

Board Member Amy Lynn asked what type of traffic this project would create.

Mr. Carpenter explained they estimate the use would not be very intense and would be equivalent to four (4) single family residences.

With no further discussion or public comment Chairman Garrison closed the Public Hearing.

With no further comments Chairman Garrison Joe Garrison made a motion to approve the attached Moore County Planning Board Land Use Plan Consistency Statement and authorize its chairman to execute the document as required by North Carolina General Statute 160D-604. The motion was seconded by Board Member Tucker McKenzie; the motion passed unanimously 8-0.

Board Member Bobby Hyman made a motion to recommend approval to the Moore County Board of Commissioners of the Conditional Rezoning from Residential and Agricultural-40

(RA-40) & Highway Commercial (B-2) to Highway Commercial Conditional Zoning (B-2/CZ) to construct a building and storage yard for a Contractor Office on an approximately 4.76-acre portion of two parcels of approximately 14.07 acres located on US Highway 15/501, owned by JT & JR., Inc., per Deed Book 5446 Page 365 and further described as ParID 00014913 and 00016274 in Moore County Tax records.; The motion was seconded by Board Member John McLaughlin; the motion passed unanimously 8-0.

PLANNING DEPARTMENT REPORTS

Ms. Ensminger recommended Mr. Carpenter and Ms. Ross connect before they leave to gather the required information she needs to provide the surrounding property owners. Ms. Ensminger mentioned to the board Betty Lynd was leaving the county to work closer to home. Ms. Ensminger placed the board members on notice of an upcoming work session to go over the upcoming 160D changes. Once the county attorneys have reviewed and approved the meeting will be set up.

BOARD COMMENT PERIOD

Chairman Garrison thanked Moore County staff for all their hard work while working for the county and wished Mrs. Lynd the best.

ADJOURNMENT

With no further comments Vice Chair Bobby Hyman made a motion to adjourn the January 6, 2022, regular meeting. The motion was seconded by Vice chair John McLaughlin; meeting adjourned at 6:45p.m., the motion passed unanimously 8-0.

Respectfully submitted by,

Stephanie Cormack

County Commissioners Meeting – 6JAN22

Members of the Board. Good evening and thank you for affording me an opportunity to address you tonight.

My name is Nicholas LaSala Jr. and I reside at 975 Cranes Creek Road in Cameron.

A unique opportunity is before us. The pandemic has spurred a great migration. Drove of our fellow citizens are fleeing cities and suburbs for the country – for places like Moore County – in search of personal freedom and self-sufficiency. This has and will continue to create a mighty burden on this body to accommodate those looking to move here.

There is a right way and a wrong way to manage this migration.

You will be bombarded by a cacophony of voices on both sides of the argument. So, you must arm yourselves with the facts to ensure success.

First, there is no housing shortage in this County. That is a talking point created by Real Estate Agents and Developers. There are no homeless camps in the towns and nary a vagabond roaming the streets looking for a place to stay. So, housing growth in the County is predominantly within our collective ability to manage.

Next, Subdivisions, with their high home densities, do not make money for the County – in fact they cost the county money. About a decade ago, Dr. Mitch Renkow of NC State was asked by several counties to conduct an analysis of the economic impacts of commercial, agricultural, and high-density residential developments. His work has profound conclusions. It demonstrated that Commercial use has the greatest positive impact at \$3.44 in revenue for every dollar it consumes in public services. Next was agricultural at \$1.62 in revenue for every dollar it consumes in services. Finally, there are residential areas, which contribute only \$.74 for every dollar they consume, a net loss of \$.26.

Finally, stay anchored. Our 2013 County Land Use Plan is a document to be lauded for its stated purpose; “preserve the County’s historical, natural, and cultural character.” The 5 Goals, 22 Recommendations and 73 supporting Actions are a comprehensive roadmap to successful development throughout the County. Rezoning decisions made outside of this plan are Arbitrary and Capricious; and will cause confusion because landowners then have nothing firm in which to base planning and fiscal decisions.

County Commissioners Meeting – 6JAN22

I encourage you all to get outside of the Southern Pines/ Aberdeen/ Pinehurst 'cantonment area' and drive the 'back 40' of the County. Take State Route 705, NC's Pottery Highway and eat at Cagle's Diner. Visit the House in the Horseshoe and the areas along the Deep River. Take SR211 out to Eagle Springs and Samarcand. These are the country lanes and small towns which draw folks here. This ambiance is worth protecting.

While my goal is to preserve farmland, I am also a realist. The population of the country is growing, and people need places to live, yet they do not have a right to move to Moore County and destroy what makes it livable. I am also a staunch advocate of property rights. A property owner should have the right to manage his land as zoned – which he knew of when he purchased it. A property owner also has the right to request a rezoning; however, there is no right of approval – no matter how much money they bring to the county.

We are at the start of a Renaissance for the small family farm. The proliferation of the internet and growth in Agritourism makes the family farm a viable option again. Additionally, the pandemic demonstrated that global markets are not as resilient as we thought. "Buy Local" is no longer an advertising slogan. The pandemic highlighted legitimate concerns about food safety and security. The proliferation of small family farms will increase the county's resiliency in the face of these external forces and the next unknown crisis. However, none of this is possible if we continue to turn viable farmland into subdivisions.

Let us also learn from history - or be doomed to repeat it. The success of the Greek City-State was due to the proliferation of land ownership through small family farms of about 7-10 acres. After 200 years of this successful paradigm, the leaders of City-State abandoned family farms and saw its own demise.

I am encouraged to see the first rezoning request of the New Year one which actually creates more Rural Agriculture land. I am also impressed with the compatibility assessment accompanying each request. These are good signs for the County. I pray that you all receive great wisdom this year in managing the development of the County and maintaining what attracts migration to our county.

Thank you for your time.

Exhibit B

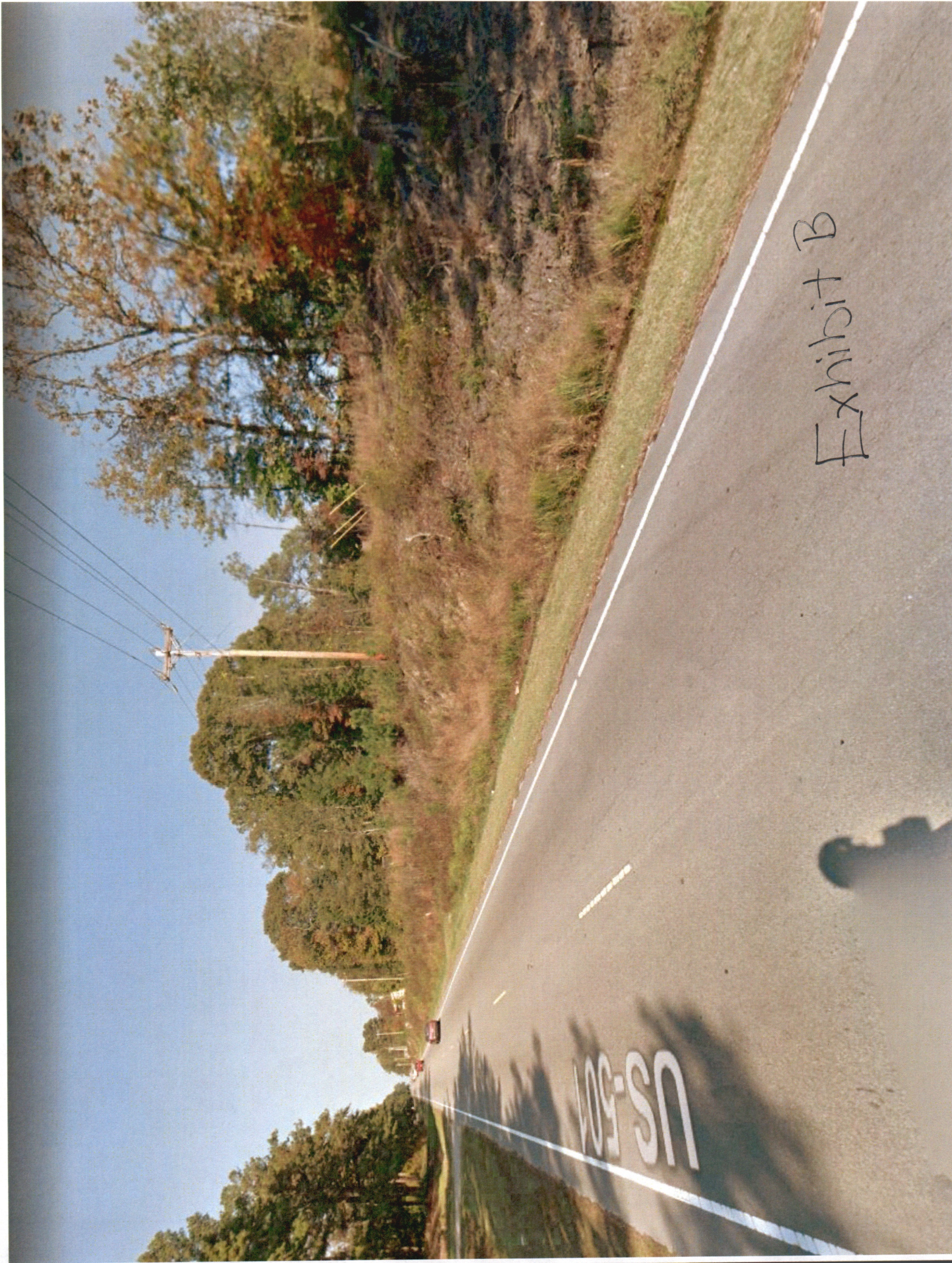




Exhibit B